

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the February 27, 2024 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Town Hall, 93 Narragansett Avenue. The Chairman called the meeting to order at 7:00 p.m. The clerk called the roll and noted the following members present:

Richard Boren, Chair
Dean Wagner, Vice-Chair
James King, Member
Jane Bentley, Member
John Shekarchi, 1st Alternate
James Sisson, 2nd Alternate
Robert Maccini, 3rd Alternate

Also present:

Wyatt Brochu, Counsel
Peter Medeiros, Zoning Officer
Brenda Hanna, Stenographer
Pat Westall, Clerk

MINUTES

Minutes of November 28, 2023

A motion was made by Jane Bentley and seconded by Dean Wagner to accept the minutes of the November 28, 2023 meeting as presented.

The motion carried by a vote of 5 – 0.

Richard Boren, Dean Wagner, James King, Jane Bentley and John Shekarchi voted in favor of the motion.

James Sisson and Robert Maccini were not seated and Terence Livingston was absent.

CORRESPONDENCE

A memo from Peter Medeiros, CBO, stating that there was an error in the advertisement of Dish Wireless, LLC, it will need to be readvertised and the application will have to be continued to the March 26, 2024 meeting.

An e-mail from Mark Liberati, Esq. requesting a continuance of the application of Difante, 15 High St., to the March ZBR meeting.

Difante

A motion was made by Dean Wagner and seconded by Jane Bentley to continue the Difante application to the March 26, 2024 ZBR meeting at their request.

The motion carried by a vote of 5 – 0.

Richard Boren, Dean Wagner, Jane Bentley, John Shekarchi and James Sisson voted in favor of the motion.

Robert Maccini was not seated and Terence Livingston was absent, and James King was recused.

All other correspondence was in reference to items on the agenda.

NEW BUSINESS

VHBC, LLC

A motion was made by John Shekarchi and seconded by Dean Wagner to grant the request of VHBC, LLC (Lindsay & Stephanie Haigh) whose property is located at 2 Watson Ave. and further identified as Assessor's Plat 8, Lot 774 for a special use permit from Article 6, Section 82-601(Special Use Permits) and Article 3, VI. Commercial Retail C. Eating & Drinking Places, 3. Lunchroom or restaurant (alcoholic beverages), to obtain the right to sell alcoholic beverages (currently limited to beer and wine), with amendment requested as follows: Monday through Sunday, 7am-10pm, with alcohol served during that time, with no other changes in already permitted operation.

This Board has determined that this application does satisfy the requirements of Article 6, Sections 600 and 602.

This Special Use Permit is granted with the following conditions:

1. There will be no alcoholic service and consumption on the patio.
2. There will be signage installed on any exits from the deck and that no alcoholic beverages off the deck and beyond that point be allowed.

This motion is based on the following findings of fact:

1. Said property is located in a CL zone and contains 7000 sq. ft.
2. That all the standard requirements for a special use permit have been satisfied and that the approval will have no negative effect on the public health, safety, morals, and welfare of the community.
3. And that said hours may be modified.

The motion was amended to take out "7am-10pm, with alcohol served during that time" and findings of fact "#3".

The amended motion was seconded by Jane Bentley.

The motion carried by a vote of 5 – 0.

Richard Boren, Dean Wagner, James King, Jane Bentley and John Shekarchi voted in favor of the motion.

James Sisson and Robert Maccini were not seated and Terence Livingston was absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:00 p.m.
The motion carried unanimously.